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## Judiciary Committee

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### HB 1259

**Title:** An act relating to the notice requirement for homeowners' associations meetings.

**Brief Description:** Concerning notice requirements for homeowners' associations meetings.

**Sponsors:** Representatives Seaquist and Kelley.

<p style="text-align: center;"><b>Brief Summary of Bill</b></p> <ul style="list-style-type: none"><li>• Adds electronic transmission to the list of acceptable methods for providing notice of homeowners' association meetings to homeowners.</li></ul>
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**Hearing Date:** 2/3/11

**Staff:** Kelly Pfundheller (786-7289).

**Background:**

A homeowners' association (association) is a legal entity with membership comprised of the owners of residential real property located within a development or other specified area. An association typically arises from restrictive covenants recorded by a developer against property in a subdivision. An association is managed by a board of directors who are elected by the members once the developer relinquishes control. In general, the purpose of an association is to manage and maintain a subdivision's common areas and structures, to review design, and to maintain architectural control.

Homeowners' Associations must hold annual meetings, and special meetings may be called by the president, a majority of the board of directors, or by owners having 10 percent of the votes of the association. The Secretary or other officer specified in the bylaws must provide notice of the meeting to each owner. A notice can be sent by first-class mail or hand-delivered to an owner's mailing address or other address designated in writing.

**Summary of Bill:**

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*This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not a part of the legislation nor does it constitute a statement of legislative intent.*

Meeting notices may be sent by electronic transmission to a location specified in writing by an owner. An owner may elect not to receive notices by electronic transmission by providing a written request delivered to the secretary or other officer specified in the bylaws.

**Appropriation:** None.

**Fiscal Note:** Not requested.

**Effective Date:** The bill takes effect 90 days after adjournment of the session in which the bill is passed.